

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

**Project
Name:** First Citizens Bank

Case #: 145-R-02

Date: 12/23/02

Comments:

No Comments.

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SITE PLAN REVIEW AND COMMENT

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: First Citizens Bank

Case #: 145-R-02

Date: 12/23/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Provide a utility design that details the water and sewer services, indicates the existing City utilities for tapping, and provides a 10x15 foot utility easement and vault for water meter (if greater than or equal to 4-inches in diameter).
3. City's standard dedication forms and certification requirements are available from Tim Welch or Elkin Diaz (Engineering One Stop), and shall be utilized for recording easement(s) prior to C.O. issuance for the building.
4. Indicate all drive aisle dimensions and ramp slopes on plans.
5. Indicate the code required number of vehicle reservoir spaces at the drive through tellers in addition to the required 44 ft. stacking distance from the property line along Federal Highway.
6. Indicate on site plan all required sight triangles at intersections of drives and streets (note that 10 ft. triangle is required and formed on the edge of the drives intersecting with the property line). If any on street parking lies within these triangles they should be relocated.

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7. Revise area named auto courtyard to provide additional turning capabilities by widening the eastern access aisle. Utilize an appropriate vehicle template of the largest anticipated service vehicle to ensure this area is designed appropriately for its intended use.
8. Provide a traffic statement from a professional engineer indicating the number of net increase in vehicle trips that will result from this development plan. Note that any credited trips shall be proven by review of a current Certification of Occupancy.
9. The engineer shall provide a paving, grading, and drainage (PG&D) plan with sufficient elevations and design details to demonstrate adequate on site retention of storm water.
10. The PG&D plan shall adequately detail the public sidewalk running through the entrances.
11. Include a staging and storage plan prior to requesting sign off for review by Planning & Zoning Board.
12. Include a photometric (lighting) plan prior to requesting final DRC authorization.

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SITE PLAN REVIEW AND COMMENT
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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: First Citizens Bank

Case #: 145-R-02

Date: 12/23/02

Comments:

1. Show hydrant location and provide a flow test.
2. Fire lane does not fully comply with 3-5 of the FFPC. Show how access to all buildings is provided. Label the fire lane On A-3.
3. Indicate the maximum travel distances to exits on the floor plans.
4. All buildings including the parking garage require fire sprinkler systems. 903.8 FBC.
5. Civil plans required showing fire mains.

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Division:	Info. Systems	Member:	Mark Pallans (GRG) 954-828-5790
Project Name:	First Citizens Bank	Case #:	145-R-02
Date:	12/23/02		

Comments:

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Matt Klass, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Steve Wurster, (954) 723-8927; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902; Rizzo Consulting Inc., Joseph Rizzo, (847) 372-6251; Signal Communications, Jonathan Franklin, (954) 493-6363.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: First Citizens Bank

Case #: 145-R-02

Date: 12/23/02

Comments:

1. Make sure tree and palm spacing requirements are met. Palms and non-shade trees need to be at least 7 ½' from structures.
2. Provide an accurate list of the existing trees and palms on site, their names and sizes. All Tree Preservation Ordinance requirements apply. Any trees or palms which would be considered good candidates for relocation should be relocated. At permit, the equivalent replacement for trees and palms removed to be above min. Code requirements.
3. Add rain sensor requirement to irrigation note.
4. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. Any overhead utilities should be placed underground.
5. Verify the residential bufferyard requirements. There is a minimum 10' landscape bufferyard required where the vehicular use area adjoins abutting residential Zoning.

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Division: Planning

Member: Jimmy Koeth
954-828-5276

Project Name: First Citizens Bank

Case #: 145-R-02

Date: 12/23/02

Comments:

1. As per ULDR Sect. 47-6.11, project subject to site plan level III review which requires Planning and Zoning Board approval with the 30 day City Commission call-up provision as a Conditional Use.
2. Discuss provision for a traffic study (trip distribution) with Engineering Rep. at the meeting. If study is required, staff and a City –retained consultant must review it. The applicant shall incur the City’s cost for these consultant services.
3. Provide text narrative indicating project’s compliance (point by point) with ULDR Sec. 47-25.3 and Sec. 47-24.3, Neighborhood Compatibility and Conditional Use, prior to item being placed on a Planning and Zoning Board agenda. Cite each point from the ULDR with applicant’s response.
4. Provide legible aerial with site highlighted.
5. Provide photometrics plan for entire site. Include footcandle readings at residential property lines.
6. Indicate locations of all lighting (light poles, rooftop lighting, wall packs, garage lighting) on the site plan and the landscape plan. Provide detail for light poles and garage lighting.
7. Correct misspelled words on plans prior to Planning and Zoning Board submittal.
8. Pedestrian bridge design to be consistent with residential buildings.
9. As per ULDR Sec. 47-25.3, Bufferyards, site plan does not appear to comply (i.e. decorative wall, 10 ft. min. setback et. al.). Discuss with Zoning Rep. and applicant at the meeting.

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10. Identify all adjacent zoning designations and adjacent building footprints on the site plan.
11. Identify closest bus stop along Federal Highway.
12. Discuss and verify with Engineering Rep. required reservoir spaces are begin provided for the proposed bank drive-thru tellers at the meeting.
13. Discuss on-street parking spaces indicated on the site plan. Parking spaces within the R-O-W cannot be counted toward required parking. Applicant to verify that R-O-W parking spaces are not being counted.
14. Provide setbacks (dimensions) to the property lines on site plan, elevations and floor plans. Provide roof plan indicating screening of any mechanical equipment. Indicate all mechanical equipment on site plan and elevations.
15. Provide table indicating the required and all proposed setbacks for the project. Provide table on the site plan as part of the site data information area.
16. Provide a text narrative to include but not limited to: loading/service systems, maintenance operations, hours of operation et. al.
17. Recommend presenting proposal to neighborhood association and neighbors for public input.
18. Label all materials and colors on elevations. Also, provide color rendering.
19. Provide a copy of the most current recorded plat for the proposed site. Applicant shall provide documentation verifying that site does not require platting. I.e.: specifically delineated lots under previous plat, verification letter from Broward Co. Planning Council, et. al.

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20. Provide shadow study on the Winter Solstice and Spring Equinox in order to indicate impacts on the neighbors. Provide information at 9am, 12 pm, and 4 pm. Indicate property lines on study and indicate shadow spillover beyond property line. Shadow study must be submitted prior to project being placed on the Planning and Zoning Board agenda and included within the Planning and Zoning Board plan package.
21. Provide two oblique aerial drawings from opposing views, which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric perspective or axonometric drawing of the site and the surrounding adjacent area.
22. Provide additional architectural fenestration to residential buildings. Especially where visible from neighboring properties. Discuss with applicant at the meeting.
23. Design parking garage to be compatible with the residential structure portion of the project. Indicate design details (i.e. detail for openings picket screening). Recommend all opening be architecturally treated, especially where visible from neighboring properties, for neighborhood compatibility.
24. Provide cross section along Federal Highway to commercial building.
25. Additional comments and recommendations may be forthcoming subsequent to Planning and Zoning Board application and site plan package submittal and review by Planning and Zoning staff.
26. Response to all comments shall be provided within 90 calendar days or project may be subject to additional DRC review.
27. Additional comments may be forthcoming at DRC meeting.

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SITE PLAN REVIEW AND COMMENT
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Division: Police

Member: Det. C. Cleary-
Robitaille
954-828-6419

Project Name: First Citizens Bank

Case #: 145-R-02

Date: 12/23/02

Comments:

1. Stairwells should not allow access at the ground floor. If a door is propped open, an annunciator should sound.
2. The pool area, fitness center and restrooms should be under a card access system.
3. The lobby and elevator areas should be under a card access system.
4. How will vehicular and pedestrian access to the parking garage be controlled?
5. How will visitor access to the parking garage and the residential units be controlled?

Please submit comments in writing prior to DRC sign-off.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: First Citizens Bank

Case #: 145-R-02

Date: 12/23/02

Comments:

1. Provide a narrative outlining compliance with section 47-25.3 Neighborhood compatibility requirements and 47-18.21 Mixed Use (point by point).
2. Pursuant to section 47-25.3 a minimum of a five (5) foot height masonry wall and a ten (10) foot landscape strip is required when nonresidential abuts residential zoned and used property. Provide design details of the masonry wall and dimension landscape strip on site and landscape plans.
3. Provide a photometric lighting plan pursuant to 47-20.14 prior to final DRC review.
4. Drive thru teller lanes shall be a minimum of ten (10) feet in width pursuant to section 47-20.17 and dimension Vehicular reservoir spaces on site plan per requirements in section 47-20.17.
5. Discuss site circulation with engineering representative.
6. Monument sign as designed does not comply with section 47-22.3.E and H.
7. Provide setbacks on floor plans and elevations.
8. Indicate building height from grade as defined in section 47-2.
9. Light fixtures shall comply with the setback requirements of the district in which they are located pursuant to section 47-19.2.R.
10. Additional comments may be forthcoming at DRC meeting.